



Request for City Council Committee Action From the Department of Public Works

Date: April 22, 2003
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral to: Honorable Barbara Johnson, Chair Ways & Means/Budget Committee

Subject: Nicollet Avenue South (46th Street West to Minnehaha Parkway) Street Reconstruction, Special Improvement of Existing Street Number 6694: Project Approval and Assessment Public Hearing.

Recommendation:

1. Passage of a Resolution ordering the City Engineer to proceed and do the work and adopting the special assessments in the total amount of \$368,599.30 for the Nicollet Avenue South (46th Street West to Minnehaha Parkway) Reconstruction Project.
2. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$368,600.
3. Passage of a Resolution ordering the City Engineer to abandon and remove the areaways located in the public street right-of-way that are in conflict with the Nicollet Avenue South (46th Street West to Minnehaha Parkway) Reconstruction Project.

Previous Directives:

- Project Designation, Resolution No. 2003R-086

Prepared by: Suzette R. Hjermstad, Public Works, Special Assessments Dept., 673-2401

Approved by: Klara A. Fabry, Director of Public Works

Richard H. Smith, Assistant Director, Public Works

Presenters: Robb Urquhart, Project Engineer and Suzette Hjermstad, RE Investigator II

Financial Impact (Check those that apply)

- ☒ No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- ☐ Action requires an appropriation increase to the Capital Budget
- ☐ Action requires an appropriation increase to the Operating Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☒ Other financial impact (Explain): Special assessment to benefited property
- ☐ Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information Attached:

On March 21, 2003, the City Council designated the location, streets and improvements proposed to be made in the Nicollet Avenue South area.

The location of the street reconstruction project is Nicollet Av S from 46th St W to Minnehaha Parkway. Nicollet Av S at this location is Minnesota State Aid Route No. 430.

1. Nicollet Av S Reconstruction Project

The cost estimate for the Nicollet Av S Reconstruction Project is \$3,796,000. The street improvement project will include paving with plant mix asphalt with concrete curb and gutter replacement, traffic signal work and catch basin work as needed. This project will use city forces and is scheduled to start in May 2003 and be completed by September 2003. This project is part of a five-year capital program adopted by the City Council and included appropriated amounts for Net Debt Bonds, Assessment Bonds and MSA Funds in various fund agencies that are sufficient to cover the cost of this proposed project.

The proposed street reconstruction special assessments were determined by applying the 2003 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved street. The reconstruction rates are as follows:

\$1.10/sq ft – Local – Non-Residential
\$1.10/sq ft – Other – Non-Residential
\$0.44/sq ft – Local – Residential
\$0.35/sq ft – Other – Residential

The proposed total assessment amount for Nicollet Av S Reconstruction Project is \$368,599.30. Individual assessments of more than \$150 would be collected over 20 years beginning on the 2004 real estate tax statements with the interest charged at the same rate as assessment bonds are sold. Assessments of \$150 or less would be collected in their entirety on the 2004 real estate tax statements with interest charged at the same rate as assessments bonds are sold. Information has been provided in the Notices as to how persons may prepay the special assessments in full without interest charges if they so choose.

The City Council has passed Resolutions whereby a deferment of the special assessments may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of permanent and total disability.

2. Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. Prior to this public hearing, areaway legal public hearing notices were given by the City Engineer that provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

Attachment 1 - Map

Attachment 2 – Resolution – Ordering the work to proceed, etc.

Attachment 3 – Resolution – Requesting the Board of Estimate & Taxation to issue and sell bonds

Attachment 4 – Resolution – Ordering abandonment and removal of areaways, etc.

Cc: Council Member Scott Benson
Jack Qvale, Secretary, Board of Estimate and Taxation